



### Cazes Mondenard (82)

Working farm close to a small village with all amenities, surrounded by 109 acres with the most amazing views. The 3 bedroom farmhouse is habitable but some refurbishment required and is situated at the bottom of a long lane with several barns close to the farmhouse. Situated 15 minutes from Moissac and Lauzerteand Toulouse Airport is just over an hour away.

*Ground floor:* Entrance hall, kitchen, bathroom/utility room and 3 reception rooms used as studies or sitting rooms.

*First floor:* Landing, 3 bedrooms, family bathroom, staircase to a roof space that is ideal for conversion into more bedrooms.

Two large cellars can be accessed from outside.

Opposite the farm house is a long barn used for storing hay but would be suitable for conversion into gîtes, workshop attached, another barn suitable for general storage.

Land: 109 acres with a lake is situated at the bottom of the valley and can be seen clearly from the house plus there is a walled vegetable plot next to the house.

**LT3787/57536LG82**

**445,200 •**  
(Agents fees incl)

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exchange experts

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